

**BUTT LANE, SNAITH
for Midlands Construction Services Ltd**

TREE SURVEY

Revised April 2019



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CONTENTS

1.0	GENERAL
2.0	SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE
3.0	HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE
4.0	AGE AND CONDITION
5.0	ENVIRONMENTAL CONDITIONS
6.0	CODES USED WITHIN SCHEDULE
7.0	TREE QUALITY ASSESSMENT
8.0	DETAILED SCHEDULE OF VEGETATION ON SITE
9.0	GENERAL RECOMMENDATIONS

DRAWING: 2960/1A (EXISTING TREES ON SITE)

1.0 GENERAL

- 1.1 This survey was undertaken by Martin Popplewell (Landscape Architect) on 01 Oct 2018 on behalf of Midlands Construction Services Ltd in conjunction with proposals for residential development on site. A second visit was made on 24 April 2019 to include two trees lying offsite within adjacent gardens to the north.
- 1.2 The survey should be read in conjunction with drawing 2960/1A (Existing Trees on Site).
- 1.3 The study site is located on the southern edge of the village of Snaith which itself lies around 10km west of Goole. It is bounded to the east by Butt Lane beyond which lies a residential housing development under construction; to the north and west it is bounded by the rear gardens of adjacent dwellings (mainly bungalows). To the south lies an open field in agricultural use at the time of the survey.
- 1.4 The site is presently in agricultural use with a crop in place over the eastern part at the time of survey. The falls very slightly from north to south.
- 1.5 The local planning authority has confirmed that no trees on site are included within a Tree Preservation Order nor does the site lie within a Conservation Area.
- 1.6 Trees grow and can develop weaknesses, the climate is thought to be changing and the many other factors which affect trees are rarely static. It is advisable to have trees inspected by a qualified arboriculturist regularly, and in this instance it is recommended that these inspections should be made every year.
- 1.7 The report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 1.8 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 1.9 No liability can be accepted by the consultant in respect of the trees unless the recommendations (see Section 9) are carried out under their supervision and within the timescale indicated.
- 1.10 The report aims to consider both the aesthetic qualities of the trees as well as their health. The health of the trees is considered in relation to the proposed change of use to housing.
- 1.11 It must be noted that this tree report and accompanying drawing(s) do not constitute a Schedule of Works, and approval should be sought from the local authority prior to any works commencing.

2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

- 2.1 All trees surveyed lie along or just beyond the site perimeter.
- 2.2 The principal tree species are ornamental in nature – Cherry, Purple-leaved Plum, Apple and Pear - though native species (Oak, Sycamore and Ash) are also present. The latter are found as an intermittent line within adjacent gardens along the northern site boundary.
- 2.3 Shrub species are found within the rear garden hedges that run along most of the northern boundary. These include Hawthorn, Leyland's Cypress, Privet, Golden Privet, Cotoneaster, Viburnum and Snowberry.

3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

- 3.1 The most visually-prominent trees are Ash T21 which lies just beyond the north west corner of the site but whose canopy overhangs the site boundary. Although not particularly tall (16m) this tree is prominent due to its isolated position as much as its height.
- 3.2 Other than the above, the principal vegetation in the vicinity is the hedge line along the northern site boundary. While most of this is only modest in scale some sections (e.g. Leyland's Cypress hedge H5) reach a greater height (around 8m) so have visual significance locally.

4.0 AGE AND CONDITION

- 4.1 The majority of trees surveyed fall within the 'Early mature' category. All trees on site are in Fair or Good condition with no action required at the present.

5.0 ENVIRONMENTAL CONDITIONS

- 5.1 Due to their location on relatively open ground trees on site might be expected to be subject to potential impact from prevailing winds. However, there is no evidence of this at the present time and the presence of built development on site (as proposed) will significantly reduce this risk.
- 5.2 Ground water conditions are also not assessed to be a significant factor in present or future growth or health of trees due to the gently sloping nature of the ground.

6.0 CODES USED WITHIN SCHEDULE

Column	Information
1	Tree reference number (recorded on tree survey drawing).
2	Species (common and scientific names, where possible).
3	Height of tree in metres.
4	Stem diameter in centimetres at 1.5m above adjacent ground level (on sloping ground taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees. # - estimated value
5	Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (recorded on the tree survey drawing).
6	Age class (young, semi mature, early mature, mature, over mature, veteran).
7	Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio, and shading).
8	Physiological condition (e.g. good, fair, poor, dead).
9	Estimated remaining contribution in years (e.g. less than 10, 10-20, 20-40, more than 40).
10	Category grading. Trees are assessed in terms of quality in accordance with BS 5837:2012 into U or A to C categories (see Section 7.0) which are recorded on the tree survey drawing.
11	Notes on appearance and structural condition (e.g. collapsing, the presence of any decay, and physical defect).
12	Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment, and potential for wildlife habitats.

7.0 TREE QUALITY ASSESSMENT

7.1 TREES UNSUITABLE FOR RETENTION

Definition – Category U

(Shown in broken outline on drawing with cross at trunk location)

Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Criteria – Category U

Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)

Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low quality trees suppressing adjacent trees of better quality.

NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve;

7.2 TREES TO BE CONSIDERED FOR RETENTION

Definition - Category A1, A2, A3

(Shown in heavy outline on drawing with star at trunk location)

Trees of high quality with an estimated life expectancy of at least 40 years.

Criteria - Category A

A1 *(Mainly arboricultural qualities)*

Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

A2 *(Mainly landscape qualities)*

Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

A3 *(Mainly cultural values, including conservation)*

Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

Definition - Category B1, B2, B3

(Shown in medium outline on drawing with solid dot at trunk location)

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Criteria - Category B

B1 *(Mainly arboricultural qualities)*

Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

B2 *(Mainly landscape qualities)*

Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.

B3 *(Mainly cultural values, including conservation)*

Trees with material conservation or other cultural value.

Definition - Category C1, C2, C3

(Shown in light outline on drawing with open circle at trunk location)

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Criteria - Category C

C1 *(Mainly arboricultural qualities)*

Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

C2 *(Mainly landscape qualities)*

Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefit.

C3 *(Mainly cultural values, including conservation)*

Trees with no material conservation or other cultural value.

NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

8.0 DETAILED SCHEDULE OF VEGETATION ON SITE

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H1	Hawthorn	3	<7	2.5m wide	EM	0	Good	10-20	C2	Several lengths of roadside hedge have been trimmed to 2m in past but recently allowed to grow out. Gaps developing at base.	No action
H2	Leyland's Cypress	6	<10	3.5m wide	EM	0	Good	10-20	C2	Two short lengths of conifer hedge run at right angles northwards from site boundary. Dense foliage to ground level.	No action
H3	Firethorn, Viburnum, Snowberry	2	<7	2m wide	EM	0	Good	10-20	C2	Closely-trimmed hedge along garden boundary. Dense foliage to ground level.	No action
H4	Cotoneaster, Cypress	<4	<10	2m wide	EM	0	Fair	10-20	C2	Untrimmed garden hedge along site boundary lies adjacent to garden fence. Dense foliage to ground level.	No action
H5	Leyland's Cypress	8	<25	5m wide	EM	0	Good	20-40	B2	Short length of unmaintained hedge. Prominent item in local landscape.	No action
H6	Hawthorn, Cypress	2	<10	2m wide	EM	0	Good	20-40	B2	Closely-trimmed hedge along garden boundary also runs northwards along west side of Public Right of Way. Dense foliage to ground level.	No action
T7	Purple-leaved Plum	6	25#	N 2.5 S 2.5 E 3 W 1	EM	0+	Fair	10-20	C1	Multi-stemmed tree with shrubby crown somewhat suppressed by T8 adjacent. Foliage to ground level in places.	No action
T8	Leyland's Cypress	8	30#	2.5m rad	EM	0+	Good	10-20	C1	Straight main stem and dense conical crown.	No action
T9	Goat Willow	8	25	N 4 S 3 E 4 W 3	EM	2	Fair	10-20	C1	Stem forks into multiple limbs at 2m; dense rounded crown has been heavily cut back on south side (over field). Low arboricultural value.	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T10	Oak	10	25#	5m rad	EM	3	Good	20-40	B1	Tree lies just offsite within adjacent garden but canopy overhangs site boundary. Stem forks into multiple limbs at 3m with dense rounded crown. Good future potential.	No action
H11	Privet	2	<7	2.5m wide	EM	0	Fair	10-20	C2	Closely-trimmed hedge along garden boundary. Dense foliage to ground level.	No action
T12	Cherry	7	15#	3m rad	Y	1.5	Good	10-20	C1	Tree lies just offsite within adjacent garden but canopy overhangs site boundary. Stem forks into two at 1m; evenly balanced open crown.	No action
H13	Cypress	<3	<7	2m wide	EM	0	Good	10-20	C2	Closely-trimmed hedge along garden boundary. Dense foliage to ground level.	No action
H14	Golden Privet	1.5	<7	1.5m wide	EM	0	Good	10-20	C2	Closely-trimmed hedge along garden boundary. Dense foliage to ground level.	No action
H15	Cherry Laurel	2.5	<10	2m wide	EM	0	Fair	10-20	C2	Hedge has been heavily cut back on south side (over field) but allowed to grow upwards. Dense foliage to ground level.	No action
H16	Hawthorn	2	<7	2m wide	EM	0	Good	10-20	C2	Hedge has been trimmed to 2m in past but recently allowed to grow out. Dense foliage to ground level.	No action
G17	2nr. Pear, 1nr. Apple	<4	<15	2m rad	EM	1+	Fair	10-20	C2	Group of fruit trees lies just offsite within adjacent garden but canopies overhang site boundary. All have low, wide-spreading crowns.	No action
G18	3nr. Cypress	4	<10	As plan	SM	0	Good	10-20	C2	Group of ornamental conifers along site boundary. Straight main stems and dense conical crowns that read as one.	No action
H19	Golden Privet	1.5	<7	1.5m wide	EM	0	Good	10-20	C2	Closely-trimmed hedge along garden boundary. Dense foliage to ground level.	No action
T20	Apple	4	8	N 1.5 S 1.5 E 3.5 W 1	EM	1.5	Fair	10-20	C1	Tree lies just offsite within adjacent garden but canopy overhangs site boundary. Low, one-sided crown (suppressed by T21 adjacent).	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T21	Ash	16	35#	N 8 S 9 E 8 W 7	EM	4	Good	20-40	B1	Tree lies offsite within adjacent garden but canopy overhangs site boundary. Straight main stem and relatively high wide-spreading crown.	No action
T22	Cherry	4	15#	3m rad	EM	2	Fair	10-20	C1	Tree lies just offsite within adjacent garden but canopy overhangs site boundary. Stem forks into multiple limbs at 2m; compact crown.	No action
T23	Sycamore	15	100#	6.5m rad	EM	2	Good	20-40	B1	Tree lies offsite within adjacent garden; canopy extends to site boundary. Stem forks into two at 1m and is covered in ivy. Dense rounded crown. Limited access prevents a detailed inspection but tree appears to be in acceptable condition at the present time.	No action
T24	Oak	15	100#	7.5m rad	EM	4	Good	20-40	B1	Tree lies offsite within adjacent garden; canopy extends to site boundary. Stem forks into three at 3m; wide spreading evenly-balanced crown. Limited access prevents a detailed inspection but tree appears to be in acceptable condition at the present time.	No action

9.0 GENERAL RECOMMENDATIONS

9.1 **Generally**

Any recommended tree works should only be carried out with the consent of the local authority.

9.2 **Trees in relation to Development**

Consider the depth of foundations with reference to NHBC recommendations.

9.3 **Tree Work before Development**

Remove all 'U' category trees including those approved for removal in relation to approved development. Erect a robust fence to protect not only the retained trees themselves, but also the rooting zones at limit of canopy spread or in accordance with BS 5837:2012.

9.4 **Care of Trees during Development**

It is recommended that the precautions below be issued to the site manager for display on site.

GENERAL PRECAUTIONS DURING DEVELOPMENT:

- Section 4.6 of British Standard 5837:2012 "Trees in Relation to Construction" gives details of the method for calculating the root protection area (RPA - based on stem diameter) which should be left undisturbed around each retained tree. This is to prevent soil compaction, stacking etc. during demolition/construction. The RPA is included on the Tree Constraints Plan together with an indication of Above Ground Constraints.
- Based on the above calculation, and taking into account site specific issues, fencing in accordance with BS 5837:2012 should be erected around trees to be retained. This shall comprise a framework of scaffold poles driven vertically into the ground with diagonal bracing for support and welded mesh panels wired to uprights. This must be erected before any site access for demolition or construction. The above details and distances of tree protection will normally be set as a condition of any planning approval.
- British Standard 5837:2012 provides guidance for methods of working on development sites in proximity to retained trees and the principles set down in Section 7 of the document should be strictly adhered to. The following principles are particularly important:
 - Traffic must not enter tree root protection areas.
 - Stacking of construction materials should not occur beneath any tree canopies or within tree root protection areas.
 - Cement mixing or flushing should not occur inside minimum tree protective zones or within 10m of any tree (including trees on adjacent properties).
 - Fires should not be lit within 10m of any tree/canopy (this distance should be increased if conditions are windy).
 - Toxic materials (cements, oils, etc) should not be stored beneath canopies or within tree root protection areas.

9.5 **Towards Conclusion of Development**

Surgery is best carried out at this stage so that any known root damage can be corrected by the appropriate crown thinning to restore root/shoot balance. Similarly, trees now seen in relation to garden situations can be shaped as required. Planting to augment existing trees as part of the landscape works can now be appropriately undertaken at this stage.

mp/ROSETTA LANDSCAPE DESIGN

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projects/docs/2960-ts-rev-24apr19